

Pojoaque Valley Planning Committee Meeting Summary
Thursday, December 15, 2005 6:30pm – 8:30pm
Sammy Quintana Community Board Room

(Note: This is a meeting summary and is not intended to give the meeting contents in its entirety. If you would like to get more details about the meeting, please contact another committee member that was present at the meeting, or the SF County Planning staff.)

David Dogruel was unable to attend this meeting, so David Ortiz opened the meeting at about 6:40 pm and asked for reports from community members.

Committee Member Reports

Amelia and Joe Garcia and Don Wilson have installed the new trash can on the tennis court. However, the tennis court is currently closed because a tree is growing up through the court.

Narciso Quintana has started the basketball program again. He expects to have about 300 participants, ages 4 to 14 and has already registered 100 participants. This program has been going on for 15 years. For more information, please contact Narciso at 455-7429.

David O. reported that Aamodt negotiations were held on Dec 14th and 15th. Maxine Goad and Mead Martin represented the Rio Pojoaque Association. The settlement agreement is still pending because of some remaining disagreements. A status report will be presented to Judge Vasquez on Jan 18th at the courthouse at 10 am.

David O. told us that the PV School Board has requested an additional \$250,000 from the State for the wastewater project, which is being undertaken jointly by Santa Fe County, the Pojoaque Schools and Pojoaque Pueblo. The current scope is for wastewater from the Jacona campus to be pumped to the Pojoaque Pueblo septage facility for treatment. The school is currently not in compliance with Federal regulations. Ultimately the plan is to treat and reuse the water for the school, but eventually give the rest of the Valley the option to hook up. It will cost about \$12 million for the complete project; to be funded by appropriations from the State and Federal government. These costs will not just come from Pojoaque area taxpayers. However, there may be a service fee for those who wish to connect to the system.

County Reports

Jack was unable to attend this week's meeting. Renee told us that Vicente Roybal-Jasso has prepared a proposal for funding from the legislature, encouraging agricultural initiatives, such as the Farmer's Market to continue in the Valley. He has requested a letter of support from our group. Renee distributed copies of the funding proposal per Vicente's request. She asked that we take a look at it and get back to her or David D. about our support or any other feedback. We agreed to discuss this at our next meeting. David O. commented that Vicente should be invited to make a presentation about this to us.

Ben Gomez announced that Vicente also has a petition to have the State buy the El Rancho Bar, which is for sale, as an annex to the El Rancho Community Center. Ben passed a copy of the petition to the group.

Renee gave us copies of a recent article in the New Mexican about the PVPC. She has been talking to Shannon about improving the accuracy of the coverage, getting her on the same page

about the accomplishments the PVPC has made, and what we will be working on the next few months.

Cuyamungue Land Grant

Neel Glass requested an opportunity to make a presentation about the Cuyamungue Land Grant. He also distributed a few copies of some material he has written about the Land Grant. Currently the 604-acre Land Grant is not included in the Traditional Community boundary and is not covered by the plan we are developing. Neel believes that the settled areas of the Land Grant should be included in our plan. People in these areas use the same schools and fire department, have the same Aamodt issues, and are part of the geographic area covered by the plan. Why treat this area differently?

Neel said that he was originally wary of dealing with the County, but now believes that there are more plusses than minuses to our planning effort. One of his concerns is that it is hard to get things changed once an area has been zoned. He asked why the County plans to make variances harder to obtain. He said that there is now a profession of land use consultants to help people get a variance. He believes that the process should be easy enough that people can handle it themselves.

Neel recounted a problem he had had with the County. His area was zoned residential in 1981. He did not know about this, and his business, which was started in 1973, was not grandfathered in. He was unable to get the County to correct this problem.

In response to a question from David O., Neel said that about half of the Land Grant was privately owned. Pojoaque Pueblo bought 100-150 acres about 10 years ago.

There was some discussion about changing the status of the Land Grant to Traditional Community. Neel said that parts of the Land Grant already have 1-acre lots. Renee questioned this small lot size for this basin zoned area, and promised to research the issue. She said that there are concerns about including the area in the Traditional Community because currently the smallest lot size is 2.5 acres for the area (1.25 after a small lot family transfer), and it may not necessarily be best for the area to increase the density to $\frac{3}{4}$ of an acre. She added that it might be hard to get connections to wastewater treatment for the area in the future. David O. asked how Neel's neighbors would feel about including the area in the Traditional Community boundary and designating it a commercial district. Neel said he wasn't sure, but that he wants to keep his options open for his land so he supports this idea. He added that he didn't see why wastewater connections would be harder for this area than for the current Traditional Community, and the northern part of Cuyamungue which is currently in the traditional boundary. Renee said that we need to figure out why the traditional community boundaries did not include this area originally. Carlos O. pointed out that the area did not have much development in 1981 when the traditional communities were designated.

Renee and David O. both stated that we couldn't make a decision to change the Land Grant to traditional community tonight. Everyone in the Cuyamungue Land Grant would have to be involved if we make a change in status and more research must be done. That is why focus groups will be so important to conduct as we get into the new year.

Designating Potential Commercially Zoned Areas

The group agreed that no part of El Rancho should be designated as a commercial district, mostly because of access issues, and possible traffic issues.

Renee asked about land further to the west near Black Mesa, north of San Ildefonso. This area is in our planning boundary area. Several people told us what they knew about this area, and how to access it. We did not designate any of this area as a commercial district.

After a break, we began reviewing the areas we had previously marked on the four aerial photos. They will need to be transferred to one large map. Several people who had not been present when these areas were marked at previous meetings raised a number of questions about the choices.

Wil Roybal asked about the commercial radial corridor around the area of the 285/502/503 intersection that currently is zoned as one of two commercial districts in the Valley. We agreed that it would be best to leave this zoning alone, rather than removing it, in case land owners had been depending on that zoning for future plans.

Someone asked what the impact of commercial district has on real estate taxes. A group member said that the taxes don't change unless someone actually uses the land commercially.

There was discussion about the land behind Kokoman that had previously been marked as a potential commercial district. Some felt that there was not enough access to that land, most of the area encompassed a retention pond, and it would not be a good area to permit commercial development for the future.

There was considerable discussion about the decision to leave the Nambé area completely residential. Arsenio Trujillo argued that the area should have an option of creating a commercial district because things may be very different in the area in the future, and we don't want to cut off options for our children and grandchildren. Several people agreed with Arsenio, but there was no consensus on this issue. Renee said that we will have to ask the people along the road about this, and David O added that we need to have a focus meeting that concentrates on the Nambe area as well as the other areas we have been considering for commercial district designations.

There were also questions about the width of the areas to be designated as a commercial district along 285 and 502. If we just mark the areas based on current parcels, some land very far from the road might be included in the commercial corridor that might not be appropriate for commercial development. In addition, some parcels might be too small to be usable, or adjacent properties might be negatively affected. Some people felt that we should create a specific band corridor along these roads. The width of 416 feet was suggested then, reduced to 208, because this is the length of almost acre of land. David O. suggested that this question should also be left to a focus group discussion.

The meeting did not end until about 9:00 pm.

Notes E.B. and R.V.